## STATE OF TEXAS STEFEK SUBDIVISION KNOW ALL MEN BY THESE PRESENTS: COUNTY OF WILLIAMSON A PRELIMINARY PLAT OF 1.033 ACRES OUT OF THE J.B. ROGERS SURVEY, ABSTRACT NO. 543 That, CGS FARMS, LLC, by Christopher G. Stefek, owner of the certain tract of land shown BEING A PORTION OF 218.43 ACRES (DOCUMENT No. 2014006669 OPRWC) hereon and described in a deed recorded in Document No. 2014006669 of the Official Public Records of Williamson County, Texas, and do hereby subdivide said tract as shown hereon, and **LEGEND** AND ALL OF 0.591 ACRES (DOCUMENT No. 2016064930 OPRWC) do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such • 1/2 INCH IRON ROD FOUND public purposes as Williamson County may deem appropriate, and do hereby state that all public O 5/8 INCH IRON ROD WITH YELLOW roadways and easements as shown on this plat are free of liens. This subdivision is to be known CAP STAMPED (CIVILCORP) SET ■ 4 INCH BY 4 INCH CONCRETE MONUMENT 7.039 ACRES → BENCHMARK GWD W/VL- JEFFREY MICHAEL WOODWARD CLEAN OUT AND ANNETTE CLARY WOODWARD TO CERTIFY WHICH, WITNESS by my hand this \_\_\_ day of \_\_\_\_\_, 2017. J.C. SHAW SURVEY, A.578 POWER POLE JOSEPH M. VRANA, AND SPOUSE LOCATION **Q** WATER METER JESSIE E. VRANA Christopher G. Stefek BARBED WIRE FENCE FILED:10/26/2016 — CHAIN LINK FENCE DOC. NO. 2016100858 OPRWC 17924 Alligator Road WIRE FENCE LOCATION MAP ( NOT TO SCALE) P.O. BOX 476 · · — OVERHEAD ELECTRIC GRANGER, TEXAS 76530 Bartlett, Texas 76511 OWNER: CGS FARMS, LLC., GEORGE D. STEFEK, & DOROTHY K. STEFEK **SWD-THELMA DOROTHY** ACREAGE: 1.033 ACRES (44,985 SQ. FT.) THE STATE OF TEXAS 60D NAIL FOUND RICHARD L. MEWHINNEY NUMBER OF LOTS: 1 AT EXTERIOR CORNER **ABBREVIATIONS** 60.166 ACRES NUMBER OF BLOCKS: 1 OF 218.43 ACRES COUNTY OF WILLIAMSON SCHWERTNER FARMS, INC. WD- THELMA DOROTHY LINEAR FEET OF NEW STREET: NONE N: 10252069.99 = BUILDING LINE FILED: FEBRUARY 6, 1998 SURVEY: J.B. ROGERS SURVEY, ABSTRACT 543 BARTOSH GROPPELL, ET VIR E: 3215469.58 = PUBLIC UTILITY EASEMENT DOC. NO. 9805929 ORWC SUBMITTAL DATE: JANUARY 19, 2017 Before me, the undersigned, a notary public in and for said = WARRANTY DEED WD P.O. BOX 1 county and state, on this day personally appeared JACK D. SIMS AND WIFE, = GENERAL WARRANTY DEED APPROXIMATE LOCATION OF SURVEY LINE GWD OWNER: CGS FARMS, LLC OWNERS: GEORGE D. STEFEK SCHWERTNER, TEXAS 76573 SHIRLEY E. SIMS known to me to be the person whose name is subscribed to the foregoing instrument. = SPECIAL WARRANTY DEED DOROTHY K. STEFEK 17924 ALLIGATOR ROAD FILED: APRIL 19, 1991 = DEED WITH VENDOR'S LIEN 1900 CR 354 BARTLETT, TEXAS 76511 VOLUME 2008, PAGE 688 DRWC Given under my hand and seal of the office on this the \_\_\_\_ day of \_ OPRWC = OFFICIAL PUBLIC RECORDS OF 512-818-5013 GRANGER, TEXAS 76530 S74°04'01"E 287.23" 1401 CR 354 WILLIAMSON COUNTY, TEXAS jccstefek@yahoo.com GRANGER, TEXAS 76530 NOTES: NOTARY PUBLIC in and for the State of Texas ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK. ALL DISTANCES AND COORDINATES ČŘ 353 \ 15' P.U.E. SHOWN HEREON ARE GRID VALUE. TO CONVERT TO SURFACE VALUES MULTIPLY BY THE RECIPROCAL COMBINED SCALE FACTOR OF 0.999866420. STATE OF TEXAS 2. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88(2012A), REFERENCING THE LEICA SMARTNET REFERENCE NETWORK. KNOW ALL MEN BY THESE PRESENTS; BENCH MARK — COTTON SPINDLE SET IN POWER POLE LOCATED AT THE NORTHEAST CORNER **GRAVEL** COUNTY OF WILLIAMSON N: 10251991.14 1/2" IRON ROD FND. OF SUBJECT TRACT. ELEVATION = 593.13 FEET (NAVD88). E: 3215745.78 3. WATER SERVICE FOR THIS SUBDIVISION IS AND WILL BE PROVIDED BY BELL MILAM FALLS WSC. W/CAP \$TAMPED "1433" I, George D. Stefek, co-owner of the certain tract of land shown hereon and described in a PASSING AT 121.64' 4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY AN ON-SITE SEWAGE FACILITIES. deed recorded in Document No. 2016064930 of the Official Public Records of Williamson 5. ALL PUBLIC ROADS AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS. County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to 6. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED LOT 1 all plat note requirements shown hereon, and do hereby forever dedicate to the public the WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY roads, alleys, rights-of-way, easements and public places shown hereon for such public FLOODPLAIN ADMINISTRATOR **BLOCK A** purposes as Williamson County may deem appropriate, and do hereby state that all public THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE roadways and easements as shown on this plat are free of liens. This subdivision is to be HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER. 1.033 ACRES **POINT OF** WALK known as STEFEK SUBDIVISION. (44.985 SQ. FT.) 8. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS **BEGINNING** SINGLE STORY SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY TO CERTIFY WHICH, WITNESS by my hand this \_\_\_\_ day of \_\_\_\_\_\_, 2017. ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA. **WOOD FRAME** 9. RURAL MAILBOXES SHALL BE SET THREE (3) FEET FROM THE EDGE OF THE PAVEMENT OR HOUSE BENCHMARK: BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL **COTTON SPINDLE** MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS CONCRETE -IN POWER POLE George D. Stefek **ELEVATION = 593.13'** co-owner 1900 CR 354 WOOD Granger, Texas 76530 GARAGE Based upon the above representations of the engineer or surveyor whose seal is affixed BRI2K THE STATE OF TEXAS WAIK hereto, and after a review of the survey as represented by the said engineer or surveyor, I APPROXIMATE find that this blue line (survey) complies with the requirements of Edwards Aquifer LOCATION Regulations for Williamson County and Williamson County On-Site Sewage Facility COUNTY OF WILLIAMSON REMAINDER OF 218.43 ACRES OF SANITARY Regulations. This certification is made solely upon such representations and should not (TRACT 5) N74°03'28"W 291.55' □ DRAIN FIELD SWD- CHRISTOPHER GEORGE STEFEK Before me, the undersigned, a notary public in and for said be relied upon for verifications of the facts alleged. The Williamson County and Cities Health District (WCCHD) and Williamson County disclaim any responsibility to any county and state, on this day personally appeared CGS FARMS, LLC, known to me to be the person whose name is subscribed to the foregoing instrument. member of the public for independent verification of the representations, factual or A TEXAS LIMITED LIABILITY COMPANY otherwise, contained in this blue line (survey) and the documents associated with it. 1/2" IRON ROD FND. N: 10251841.63 FILED:1/17/2014 Given under my hand and seal of the office on this the \_\_\_\_ day of \_\_\_\_\_, 2017. W/CAP STAMPED "1433" J.B. ROGERS SURVEY, A-543 DOC. NO. 2014006669 OPRWC E: 3215703.15 TO APPROXIMATE NORTHEAST CORNER APPRUXIMATE NUKTHEAST CUKINEK OF THE J.B. ROGERS SURVEY, A-543 Deborah L. Marlow, RS. OS0029596 0.591 ACRES V S76°55'51"E 3,528.70 NOTARY PUBLIC in and for the State of Texas Director, Environmental Health Services, WCCHD STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS: GEORGE D. STEFEK AND WIFE, COUNTY OF WILLIAMSON FIELD NOTES: DOROTHY K. STEFEK STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS; Being a 1.033 acre (44,985 square feet) tract of land out of the J.B. ROGERS SURVEY, FILED: 7/19/2016 I. Dorothy K. Stefek, co-owner of the certain tract of land shown hereon and described in a COUNTY OF WILLIAMSON DOC. NO. 2016064930 OPRWC deed recorded in Document No. 2016064930 of the Official Public Records of Williamson ABSTRACT NO. 543, and located in Williamson County, Texas, said 1.033 acre tract being County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to out of and a part of the remainder of a 218.43 acre tract conveyed in a special warranty deed all plat note requirements shown hereon, and do hereby forever dedicate to the public the from Christopher George Stefek to CGS FARMS, LLC, a Texas limited liability company, I, Dan A. Gattis, County Judge of Williamson County, Texas, do hereby certify that this ads, alleys, rights-of-way, easements and public places shown hereon for such public map or plat, with field notes hereon, for a subdivision having been fully presented to the purposes as Williamson County may deem appropriate, and do hereby state that all public Records of Williamson County, Texas (OPRWC), and all of a 0.591 acre tract conveyed in a Commissioner's Court of Williamson County, Texas, and by the said Court duly roadways and easements as shown on this plat are free of liens. This subdivision is to be warranty deed from Edward Stockton and wife, Teresa Stockton to George D. Stefek and considered, were on this day approved and that this plat is authorized to be registered known as STEFEK SUBDIVISION. wife, Dorothy K. Stefek, filed July 19, 2016 as recorded in Document No. 2016064930 and recorded in the proper records of the County Clerk of Williamson County, Texas. FLOOD NOTE: OPRWC, said 1.033 acre tract being more fully described by metes and bounds as follows; This tract is not located within the Edwards Aquifer Recharge Zone. TO CERTIFY WHICH, WITNESS by my hand this \_\_\_ day of \_\_\_\_\_\_, 2017. BEGINNING, at a 1/2 inch diameter iron rod with cap stamped "1433" found for the Northeast corner of the herein described tract, said iron rod being the Northeast corner of the No lot in this subdivision is encroached by any special flood hazard area Dan A Gattis. County Judge said 0.591 acre tract of land, an exterior corner of the said 218.43 acre tract, and being in the inundated by the 100 year flood as identified by the U.S. Federal Emergency Dorothy K. Stefek Williamson County, Texas South line of county road 353; Management Agency (F.E.M.A.) flood insurance rate map, community panel co-owner number 48491C0175E, effective date September 26, 2008, for Williamson County, 1900 CR 354 Texas, and indicates that the subject tract lies within Zone "X" unshaded (areas THENCE, South 15°54'55" West, with the East line of the said 0.591 acre tract, a distance Granger, Texas 76530 determined to be outside the 0.2% annual chance floodplain). of 155.47 feet to a 1/2 inch diameter iron rod with cap stamped "1433" found for the Southeast corner of the herein described tract, said iron rod being the Southeast corner of said STATE OF TEXAS THE STATE OF TEXAS 0.591 acre tract, and an interior corner of the remainder of the said 218.43 acre tract; That I, Leon E. Hoch, do hereby certify that the information contained on this plat KNOW ALL MEN BY THESE PRESENTS; complies with the subdivision ordinances adopted by Williamson County, Texas. COUNTY OF WILLIAMSON COUNTY OF WILLIAMSON § THENCE, North 74°03'28" West, with the South line of the said 0.591 acre tract, passing a 1/2 inch iron rod with a cap stamped "1433" found for the Southwest corner of the said 0.591 I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the acre tract at a distance of 165.47 feet, and continuing over and across the remainder of the Before me, the undersigned, a notary public in and for said foregoing instrument in writing, with its certificate of authentication was filed for record in my said 218.43 acre tract for a total distance of 291.55 feet to a 5/8 inch iron rod with a yellow office on the \_\_\_ day of \_\_\_ , 20\_\_ A.D., at \_\_\_ o'clock, \_\_.M., and duly recorded this the day of \_\_\_ 20\_\_ A.D., at \_\_\_ o'clock, \_\_.M., in the Official Public Records of said County in Instrument county and state, on this day personally appeared \_\_ plastic cap stamped "CIVILCORP" set for the Southwest corner of the herein described tract: Licensed Professional Engineer No. 82670 known to me to be the person whose name is subscribed to the foregoing instrument. THENCE, North 17°30'21" East, over and across the remainder of the said 218.43 acre tract, Given under my hand and seal of the office on this the \_\_\_\_ day of \_ a distance of 155.48 feet to a 60d nail found 6 inches under the existing said gravel road for SURVEYOR'S CERTIFICATION: TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at the Northwest corner of herein described tract, said iron rod being the North corner of the That I, Corey Joseph Hall, do hereby certify that I prepared this plat from an actual my office in Georgetown, Texas, the date last shown above written. remainder of the said 218.43 acre tract, and being at the Southeast intersection of County and accurate on-the-ground survey of the land and that the corner monuments Road 353 and County Road 350; shown thereon were properly placed under my personal supervision. The attached Nancy Rister, Clerk County Court NOTARY PUBLIC in and for the State of Texas Metes and bounds description results in a satisfactory mathematical closure. of Williamson County, Texas THENCE, South 74°04'01" East, with the North line of the remainder of the said 218.43 acre tract and the South line of County Road 353, passing a 1/2 inch diameter iron rod with cap stamped "1433" found for the Northwest corner of the aforesaid 0.591 acre tract at a distance of 121.64 feet, and continuing with the South line of said County Road 353 and the North Corey Joseph Hall Date line of the said 0.591 acre tract for a total distance of 287.23 feet to the POINT OF Registered Professional Land Surveyor 6362 BEGINNING. CONTAINING within these metes and bounds 1.033 acres (44,985 square feet) of land, more or less. TBPE REGESTRATION #F-10283 TBPLS REGISTRATION #10194152